

Exterior Specifications

October 21, 2021

**22-24 Olive Street
Newburyport, MA**

Existing Structure

- Roof: Existing shingles and skylights to remain.
- Eaves: Repair/Replace any compromised areas with matching profile/dimension composite trim. Repaint all.
- Gutters: Remove all existing gutters and downspouts, replace with copper.
- Windows: Existing windows to remain. New windows shall match existing as nearly as practicable.
- Window Trim: Restore existing window casings and sills where possible. Where compromised, replace with composite of matching profile and dimension. Repaint all.
- Shutters: Replace with painted wood or composite louver shutters and painted rolled steel hardware.
- Masonry: Repoint existing masonry where compromised. Clean & repaint. Color at developer's option.
- Doors: Restore existing doors, sidelights and transom windows. Replace components where restoration is not feasible using matching materials of similar dimension. Repaint all existing doors, sidelights and transom windows.
- Chimneys: Rebuild 2 existing chimneys at west side using matching materials and to same dimensions of subject chimneys as nearly as is practicable. Mortar and joints to match existing to the extent practicable.

Addition

- Roof: Asphalt fiberglass architectural shingles where shown. Copper toned standing seam metal roof where shown.
- Trim: All eave, door and window trim where shown shall be composite trim boards, painted.
- Gutters: Copper gutters and downspouts where shown.
- Windows: Composite or fiberglass, simulated divided lights, grill patterns per plan.
- Shutters: Wood or composite louver shutters and painted rolled steel hardware.

- Masonry: Brick veneer shall be molded or extruded brick in standard brick sizes. , Chimney shall be molded or extruded brick in standard sizes or thin brick over lath or cement board. Window sills shall be cast stone or precast to emulate existing building style. Window headers shall be cast stone or precast, or at developer's option splayed brick to emulate existing building.
- Doors: Fiberglass personal doors, with simulated divided lights, painted. Composite French door with simulated divided lights.
- Entry Patios: Steps shall have granite or slate treads with brick or block stone risers at developer's option. Patio fields shall be bluestone, granite or slate, dimensioned and patterned at developer's option.